

1-1-74

WARRANTY DEED

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KNOW ALL MEN BY THESE PRESENTS, That Peyton & CO, An Oregon Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Winema Electric, Inc., hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

Lots 31, 32, 33, 34, 35 and 36 in Block 18 of Second Railroad Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE)

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except reservations, restrictions, easements and reights of way of record and those apparent upon the land; charges and assessments of the City of Klamath Falls for sewer services;

and that grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 40,000.00.

However, the actual consideration consists of or includes other property or value given or promised which is the whole part of the consideration (IN WITNESS WHEREOF, the said grantor has hereunto set its hand and seal of office, this 31st day of January, 1977.)

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this 31 day of January, 1977; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

PEYTON & CO., An Oregon Corporation

C. P. Peyton, President
C. P. Peyton, Secretary

STATE OF OREGON,)
County of) ss.
19.

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon
My commission expires:

STATE OF OREGON, County of Klamath) ss.
January 31, 1977 C. P. Peyton

Personally appeared Doris A. Peyton who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of

Peyton & Co. a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires: 8-5-79

(OFFICIAL SEAL)

Peyton & Co., An Oregon Corp
1968 Earle
Klamath Falls, OR

GRANTOR'S NAME AND ADDRESS

Winema Electric, Inc.
735 Commercial
Klamath Falls, OR

GRANTEE'S NAME AND ADDRESS

After recording return to:

Winema Electric, Inc.
735 Commercial
Klamath Falls, OR

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Same as above

NAME, ADDRESS, ZIP

STATE OF OREGON,) ss.

County of Klamath

I certify that the within instrument was received for record on the 31st day of JANUARY, 1977, at 2:24 o'clock P. M., and recorded in book M 77 on page 1733 or as file/reel number 24838

SPACE RESERVED FOR RECORDER'S USE

Record of Deeds of said county.

Witness my hand and seal of County affixed.

WM. D. MILNE

By *W. D. Milne* Recording Officer
Deputy

FEE \$ 3.00